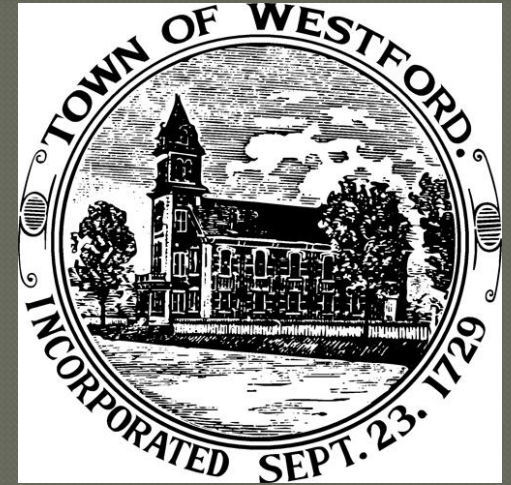


Westford: Supporting growth while preserving quality of life



Presentation to Westford Business Association

March 10, 2015

Jodi Ross, Westford Town Manager



Overview

- ◉ Statistics
- ◉ Tax Rate Statistics
- ◉ Residential Development
- ◉ Commercial Development
- ◉ Transportation/Infrastructure
- ◉ Conservation
- ◉ Maps
- ◉ Economic Development Initiatives
- ◉ Community Electricity Aggregation Program
- ◉ Questions

Statistics

Population - 2010	21,951	5.8% % Change from 2000
Housing Units - 2010	7,876	11.9% % Change from 2000
Median Home price – 2015	\$448,500	
Median Family Income – 2013	\$139,397	
Labor Force – 2013	12,171	4.06% (2010 – 2012)
Unemployment – 2013	5.2%	

Tax Rate Statistics

Fiscal Year 15 Tax Rates	
Westford Residential Tax Rate	\$16.24
Westford Commercial Tax Rate (\$1 million+)	\$16.44
Acton Single Tax Rate	\$19.05
Chelmsford Single Tax Rate	\$18.70
Littleton Residential Tax Rate	\$18.10
Littleton Commercial Tax Rate	\$29.89

New Residential 2010 to 2014

- Over 660 units built and/or approved
 - Subsidized Housing Inventory (SHI) = 7.8%
 - 171 affordable units approved
- Examples:
 - Princeton at Westford – 200 apartments
 - Graniteville Woods – 164 attached/detached units
 - Abbot Mill – 130 apartments
 - Tadmuck Meadows 37 attached units
 - Laughton Farms – 26 units



Abbot Mill



Laughton Farms

March 10, 2015

New Commercial 2010 to 2014



Red Hat



Cornerstone Square

- 430,300 new square feet built
- 47,000 sf in review
- Examples:
 - Cornerstone Square 238,410 sq ft (over 1,000 new jobs)
 - Red Hat 100,000 sq ft (181 jobs)
 - Bridges at Westford 48 memory care units
 - Boch Honda dealership
- Other businesses expanded in existing buildings, such as Cynosure (over 55 new jobs)

Transportation/Infrastructure Projects

Minot's
Corner



Groton /
Oak Hill



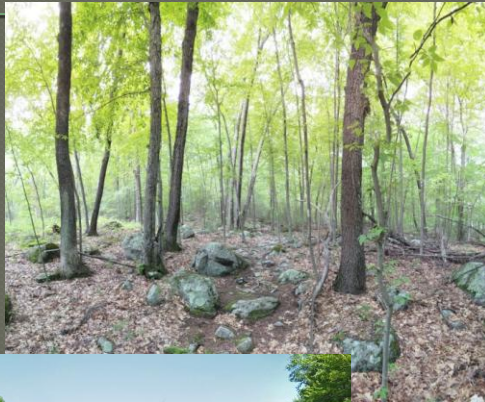
Rte 110
sidewalk



- Minot's Corner Reconstruction and waterline replacement
- Sidewalks on Route 110 and near Graniteville Woods
- Transportation Management Associations (TMAs)
 - CrossTown Connect
 - Middlesex 3
- In design:
 - Tadmuck Road / Route 110
 - Groton Road / Oak Hill Intersection
 - Groton Road / Dunstable Road
 - Main Street: Depot to Tadmuck (waterline/road design)

Conservation Acquisitions

Timberlake



Burn's Hill
(Schwab)

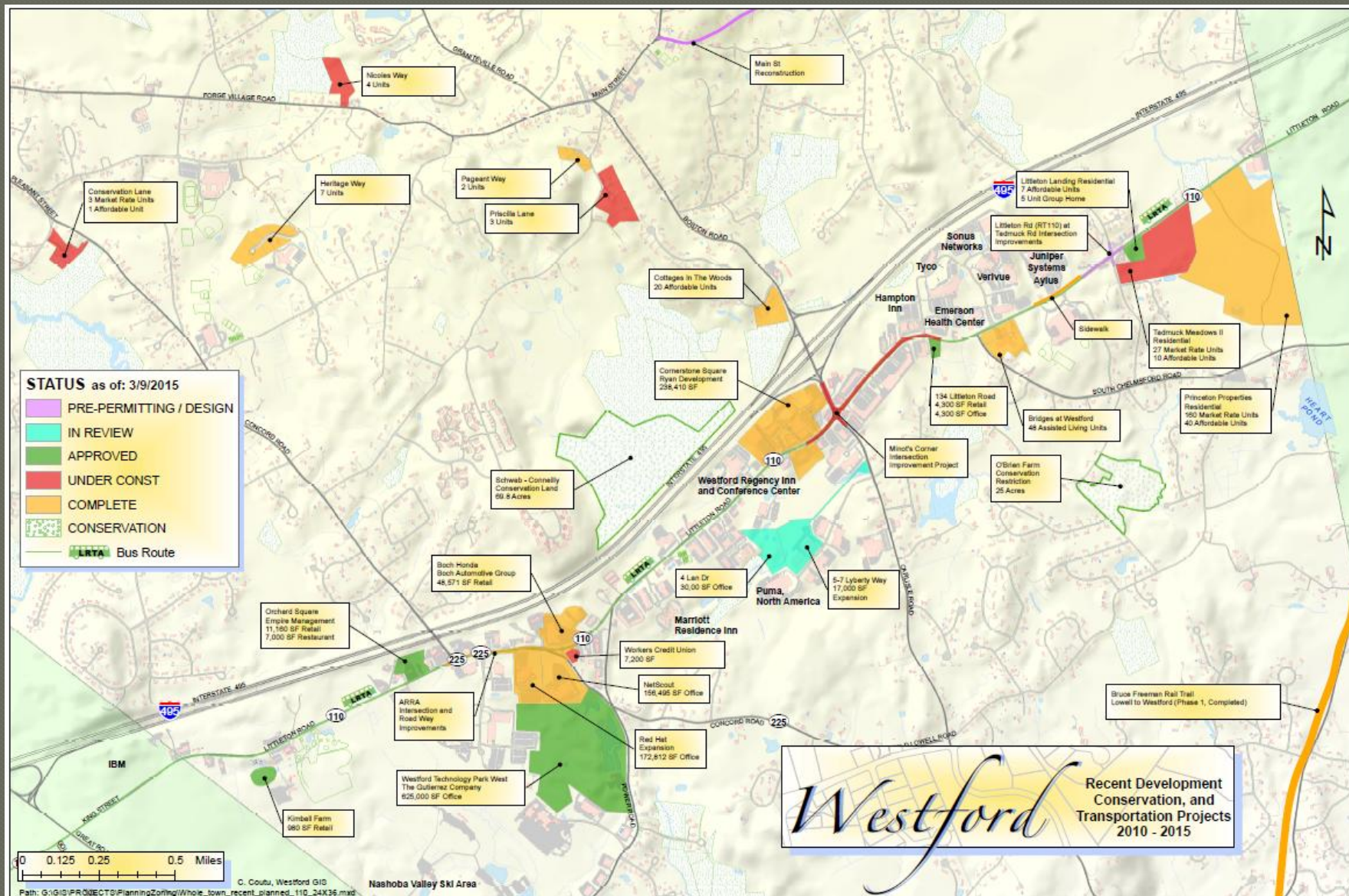


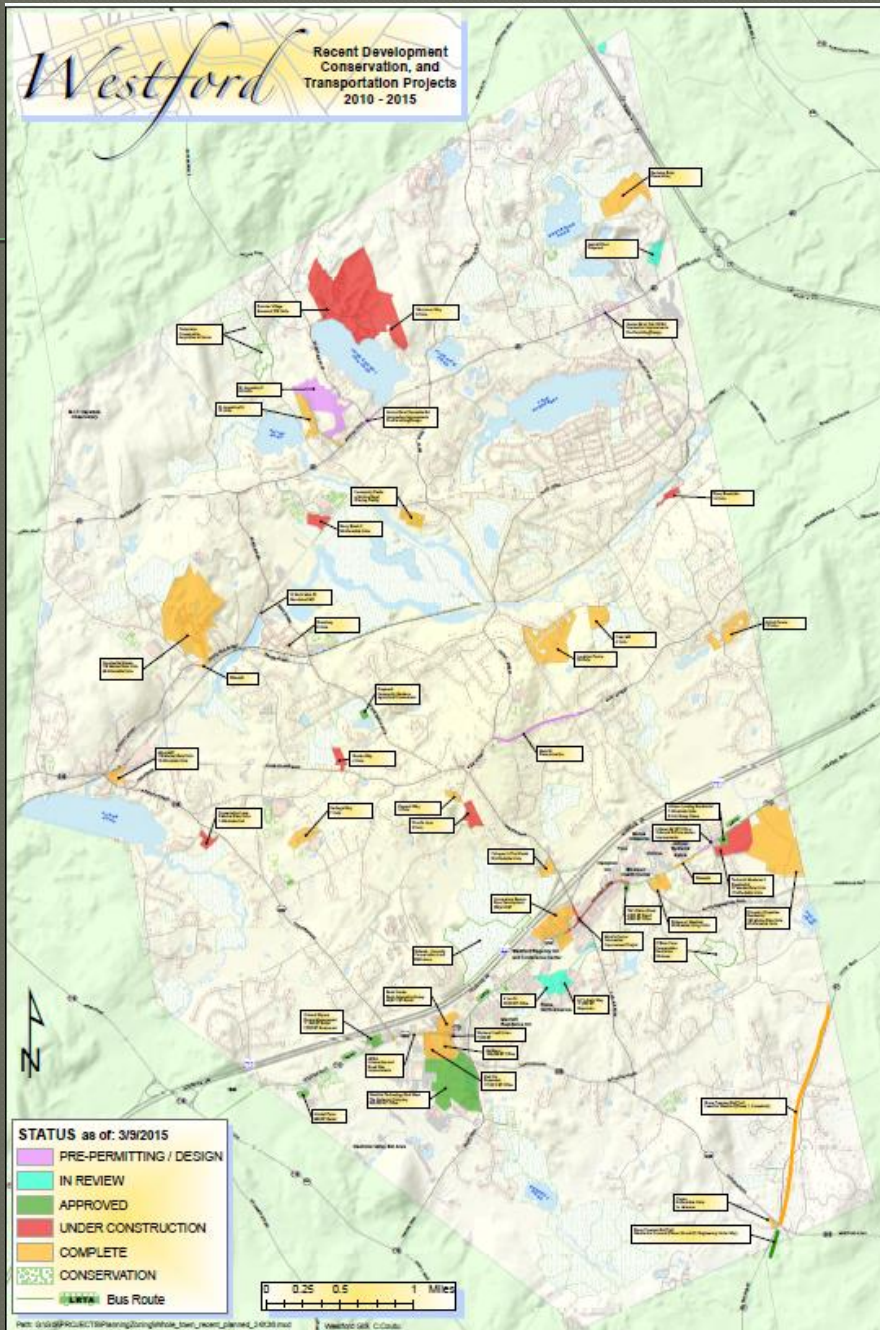
- Timberlake: 44 acres
- Burn's Hill: 69 acres
- O'Brien Farm: 25 acres
(conservation restriction)



O'Brien
Farm

Route 110 Activity





Town-wide activity 2010 to 2015

- New residential and commercial
- Conservation acquisitions
- Major transportation and infrastructure
- Concentration of activity along Route 110, but residential developments all over town

Economic Development Initiatives

- Economic Target Area (ETA) designation
 - Tax Incentive Financing (TIF)
 - Red Hat (expansion of 181 jobs)
 - Cynosure (expansion of 55 jobs)
- Middlesex 3 Coalition
- 495 Partnership
- EDSAT
- Village meetings
- Business and Community Guide
- Permitting Guide
- 12 North Main – Historic mill clean up and redevelopment

Community Electricity Aggregation

- Problem – highly volatile and rising electric costs
 - National Grid supply rates increased from 10.02 kWh Nov 2013 to 22.06 kWh in Jan 2015
 - Solution – buy electricity in bulk (our municipal rate is 10.72 kWh)
- Authorized by MGL Chapter 164, Sec 134(a)
 - Bulk purchasing with competitive bidding
 - Save residents and business money
 - Provide long-term budget certainty
 - Continue to receive single bill and service from National Grid
 - Opt out at any time, no early termination fees

Questions
